

# EXCLUSIVE LISTING - VALLEY BLVD. DEVELOPMENT

12207-12213 Valley Blvd & 3122 Maxson Rd, El Monte CA 91732

Rare ±1.3-acre site, C3 Zoning, ±183ft Valley Blvd Frontage. High Traffic volume (±23,380 VPD on Valley & ±214,000 VPD on 10FWY). First time available for sale in over 45 years! Owner Motivated



## Property Overview

Subject Property:	12207-12213 Valley Blvd 3122 Maxson Rd El Monte, CA 91732
Asking Price:	\$7,125,000
Price/SF (LOT):	\$125
Building Area:	9,389 SF
Total Lot Size:	56,898 SF/±1.3 Acre
Year Built:	1949-1946-1984
APN (12207 Valley):	8565-021-005, -006, -007
Zoning:	C3

## Investment Highlights

- Large ±1.3-acre C3 zoned development site located on Valley Blvd.
- Located in a highly sought-after commercial area on Valley Blvd, the premier street for retail, commercial, and mixed-use development in the West San Gabriel Valley.
- Exceptional visibility at the intersection of Valley Blvd and Maxson Rd, benefiting from high traffic and strong demand for retail spaces; situated between El Monte, Baldwin Park, and Rosemead.
- First time available for sale since 1979 (±45 years – the first of the 3 parcels)
- Residential condo sales comparable show sold condo prices ranging from \$645,000 to \$742,000 per condo (since May 2024 – MLS)
- Close to many high-end mixed-use and retail developments, including major projects in El Monte, Baldwin Park, and Rosemead.
- Billions of dollars in new developments completed or underway on Valley Blvd, including the Hyatt Hotel, Sheraton Hotel, Hilton Hotel, Holiday Inn Hotel, and major commercial and residential projects like The Exchange at Gateway, Baldwin Rose Apartments, and more.

## Property Highlights

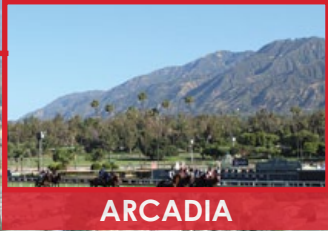
- Excellent location and visibility with ±183 feet Valley Blvd frontage
- Prime location at the corner of Valley Blvd and Maxson Rd.
- C3 CMU (Commercial Mixed-Use) zoning allows a wide range of uses, with the highest residential density permitted.
- High daily traffic count of ±23,380 vehicles on Valley Blvd and ±214,000 VPD on 10FWY, ensuring strong exposure and accessibility.
- Walk Score of 71 (very walkable), with good demographics of ±\$80k household income within 1 mile.
- Single-story construction for low-maintenance operation and easy future redevelopment.
- Pylon sign providing extra visibility – including from FWY 10
- Excellent access to Freeways 10 and 605, with convenient routes to Downtown Los Angeles.



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ARCADIA



MONROVIA

10 FWY

GROWTH INVESTMENT GROUP



12207-12213 VALLEY BLVD  
3122 MAXSON RD

$\pm 1.3$  ACRE, C3 ZONED  
 $\pm 183$ FT VALLEY BLVD FRONTAGE



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LONGO LEXUS



LONGO TOYOTA



PASADENA



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MOUNTAIN VIEW PARK



SOUTH EL MONTE



MONTEREY PARK



ALHAMBRA

VALLEY BLVD TRAFFIC COUNT: 23,380

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±1.3 ACRE, C3 ZONED  
±183 FT VALLEY BLVD FRONTAGE



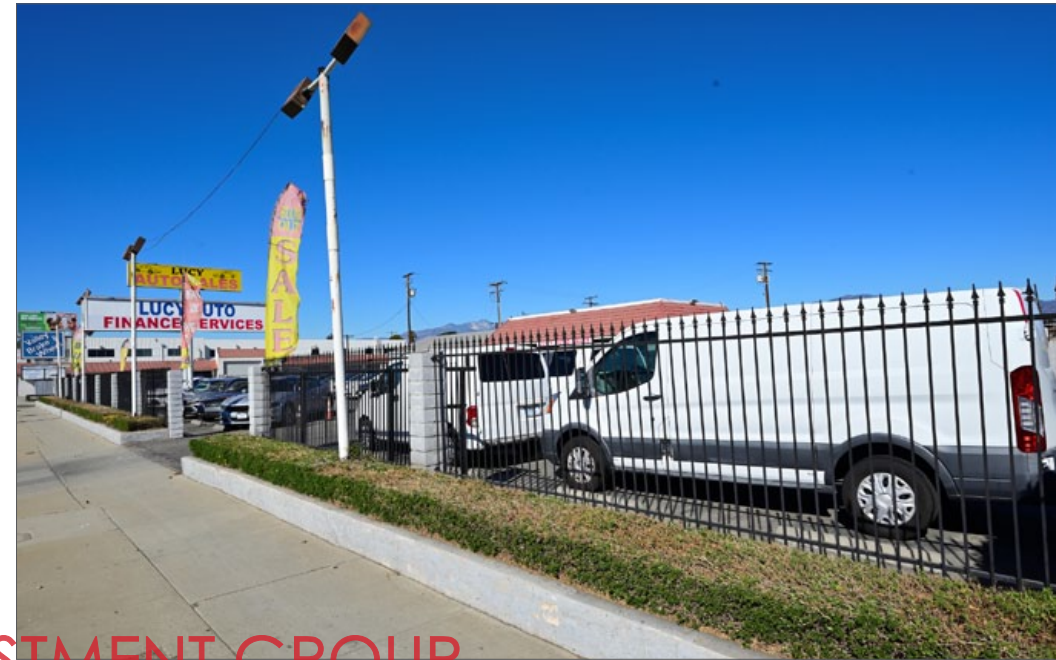
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3122 MAXSON RD



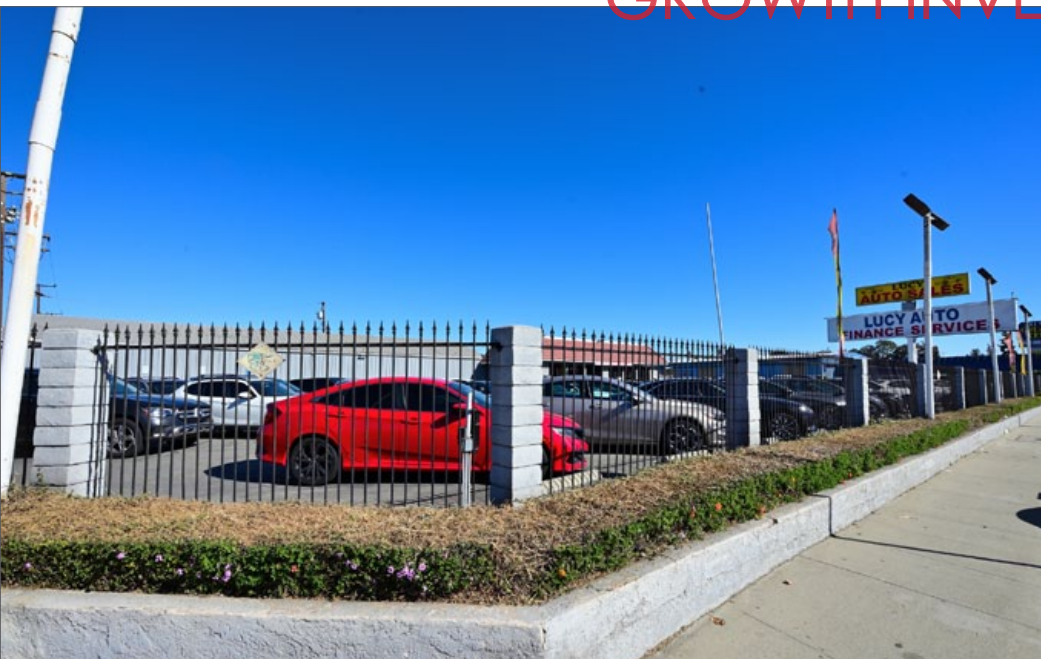
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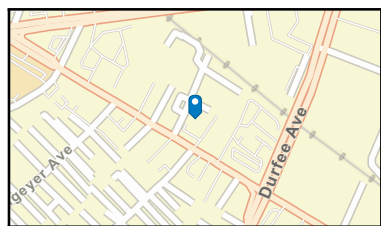
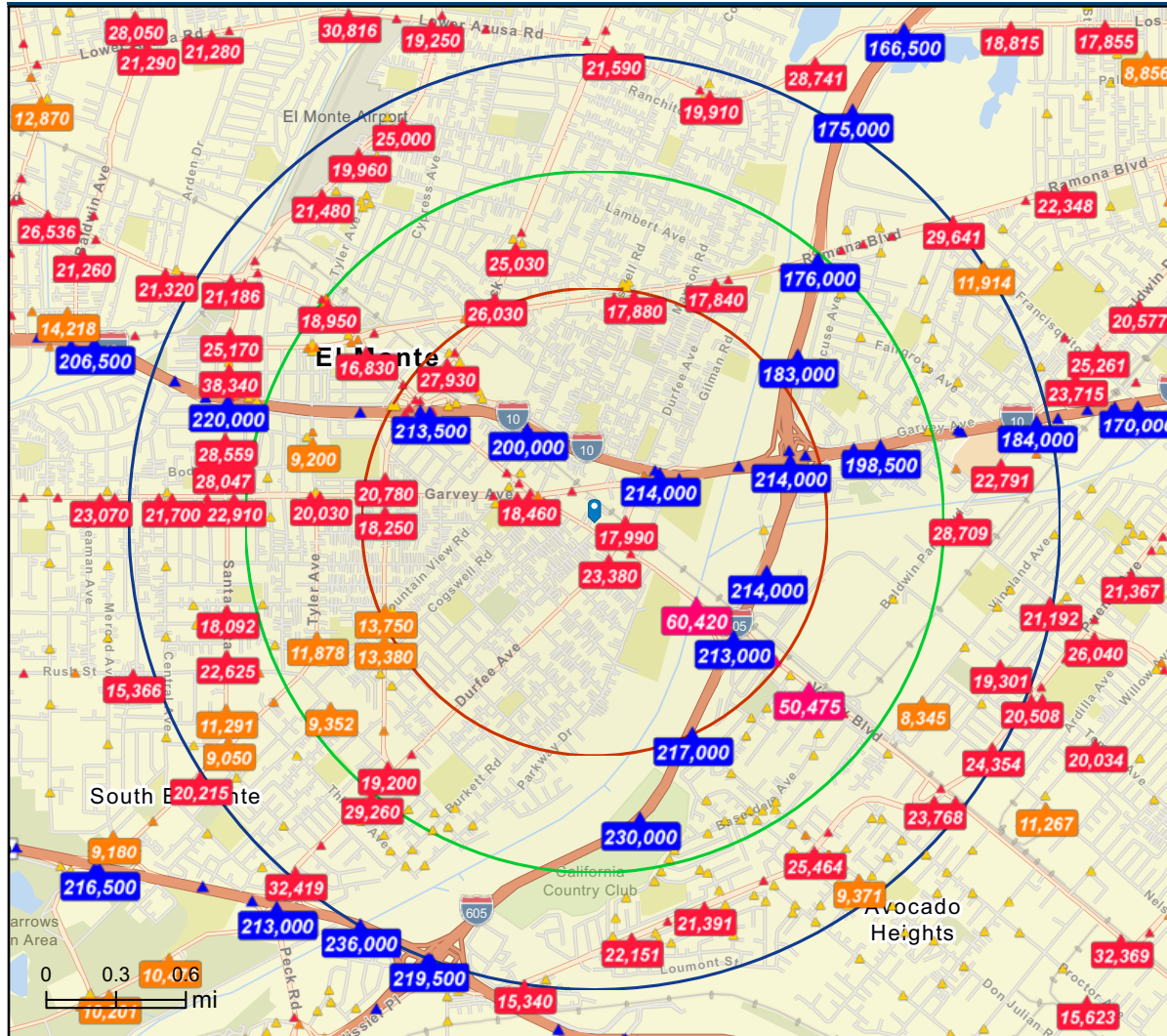


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### Traffic Count Map



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

